



REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ www.columbus.gov

OFFICE USE ONLY

Application #: 212-051 / 12335-00000-00516

Date Received: 9/3/12

Application Accepted By: S. Pine

Fees: \$5090

Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3111 Hayden Road Zip 43235

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 590-173371-00 and 590-180803

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) PUD-8 / ~~LAR-12~~ Requested Zoning District(s) L-C-4

Recognized Area Commission Area Commission or Civic Association Northwest Civic Association

Proposed Use or reason for rezoning request: to rezone the Sawmill Athletic Club and parking lot so it is not a non-conforming use

Proposed Height District: 35 Acreage 6.748 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Sawmill Athletic Club LLC

Address 470 Olde Worthington Road City/State Westerville Zip 43082

Phone # 614-464-5608 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Sawmill Athletic Club LLC and Sawmill Ravine LLC

Address 470 Olde Worthington Road City/State Westerville, OH Zip 43082

Phone _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jill Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43216

Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

Revised 05/9/12



Real Estate / GIS Department



REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43216

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3111 Hayden Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Sawmill Athletic Club LLC and Sawmill Ravine LLC
470 Olde Worthington Road
Westerville, OH 43082

APPLICANT'S NAME AND PHONE#
(same as listed on front of application)

(5) Sawmill Athletic Club LLC
#614-464-5608

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(6) Northwest Civic Association
Attention: Rosemarie Lissko
P.O. Box 20134, Columbus, OH 43220

And that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property continuous to the subject property: (7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) Jill S. Tangeman
30 day of August, in the year 2012
Michelle L. Parmenter

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012

Sawmill Athletic Club LLC
3111 Hayden Road
Columbus OH 43235

Northwest Civic Association
Rosemarie Lissko
P.O. Box 20134
Columbus OH 43220

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street, P.O. Box 1008
Columbus OH 43216-1008

Bethel Road Family Partnership
2550 Brixton Road
Columbus OH 43221

Jackielane Investments LLC
965 Bluffpoint Dr
Columbus OH 43235

John W. Northrup
Evelyn B. Northrup
1634 River Lane
Ft Lauderdale Fl 33316

Sawmill Ravine LLC
470 Olde Worthington Rd
Westerville OH 43082

Sylvia A. Sizemore
PO Box 377
Mt Gilead OH 43338

Jack D. Strader, Tr.
2550 Brixton Road
Columbus OH 43221



City of Columbus

Address Plat

212-051



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 590173371

Project Name: PREMIER AT SAWMILL

House Number: 3111

Street Name: HAYDEN RD

Lot Number: 15

Subdivision: SAWMILL RAVINE

Work Done: REMODEL

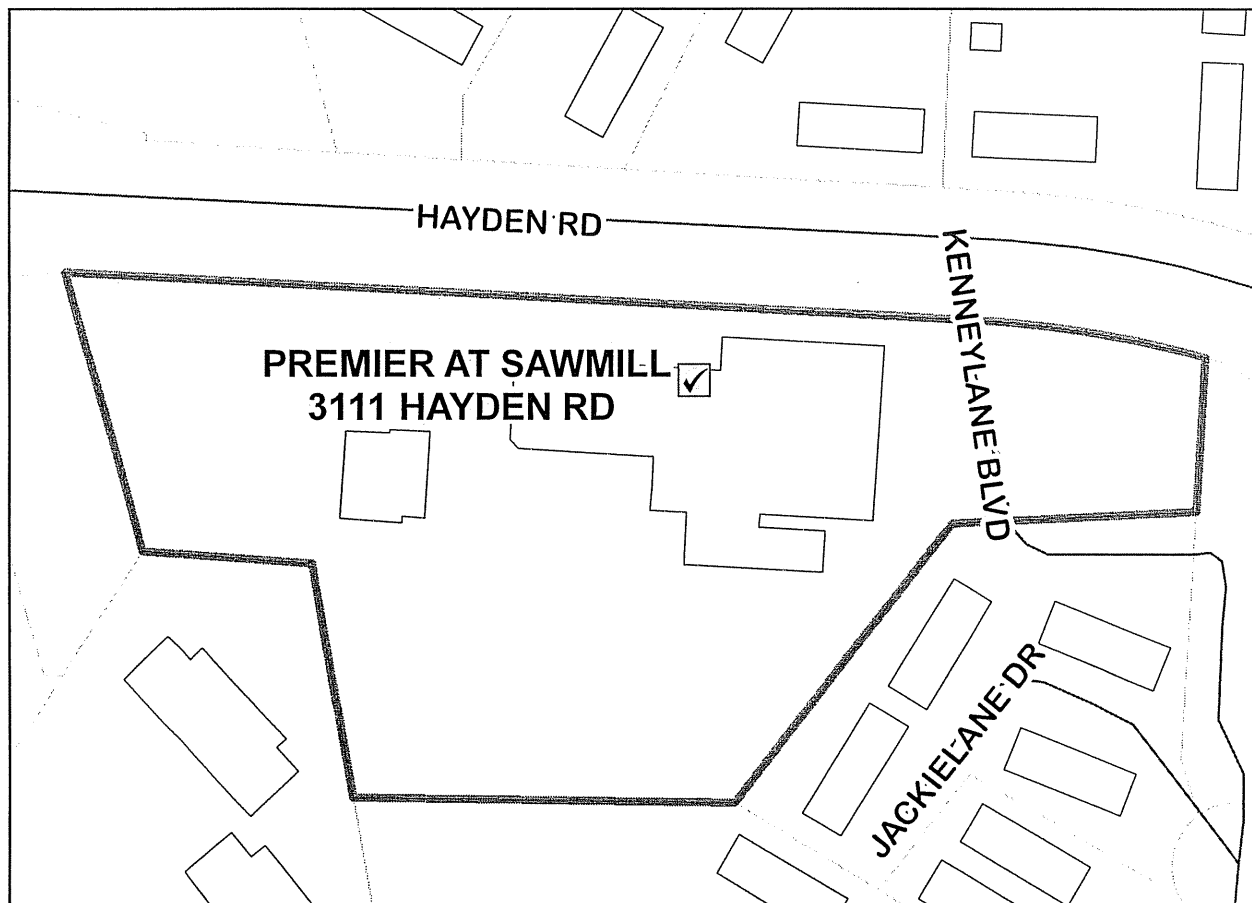
Complex: N/A

Owner: SAWMILL ATHLETIC CLUB LLC

Requested By: VORYS SATER SEYMOUR AND PEASE LLP

Printed By: James R Reagan

Date: 8/28/2012



SCALE: 1 inch = 150 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 643317



REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-051

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Sawmill Athletic Club LLC and Sawmill Ravine LLC 470 Olde Worthington Rd, Westerville, OH 43215 Tre Giller / #54-2400 20 Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of August, in the year 2012.

SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

LEGAL DESCRIPTION**590-180803**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 1.378 acres of land, more or less, said 1.378 acres being part of that 1.420 acre tract of land designated as PARCEL 6X and described in EXHIBIT 'C' of the deed to Donald R. Kenney, Trustee, of record in Deed Book 3719, Page 422, Recorder's Office, Franklin County, Ohio, said 1.378 acres of land being more particularly described as follows:

Beginning, for reference, at a monument found in the centerline of Hayden Run Road, said monument being located S88°22'43"E, a distance of 910.48 feet from a monument found in the centerline of said Hayden Run Road, as the same is delineated upon the recorded plat of Dedication of Bethel Road and Hayden Road, of record in Plat Book 49, Page 97, Recorder's Office, Franklin County, Ohio; thence N01°37'17"E, a distance of 50.00 feet to a 3/4-inch (I.D.) iron pipe found in the southerly line of that 1.498 acre tract of land designated as PARCEL II and described in the deed to Donald R. Kenney, Trustee, of record in Deed Book 3613, Page 750, Recorder's Office, Franklin County, Ohio, the same being in the northerly right-of-way of said Hayden Run Road; thence N88°22'43"W, with the northerly right-of-way of said Hayden Run Road a distance of 522.97 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning, said point being located in the southeasterly corner of that 1.420 acre tract of land designated as PARCEL 6X and described in EXHIBIT C in the deed to Donald R. Kenney, Trustee, of record in Deed Book 3719, Page 422, the same being in the southwesterly corner of that 0.923 acre tract of land, designated as PARCEL 5X and described in EXHIBIT B in the deed to Donald R. Kenney, Trustee, of record in Deed Book 3719, Page 422, both being in the Recorder's Office, Franklin County, Ohio;

Thence, from said true point of beginning, N88 °22'43"W, with the northerly right-of-way line of said Hayden Run Road and with the southerly line of said 1.420 acre tract, a distance of 143.14 feet to a 3/4-inch (I.D.) iron pipe set at the southeasterly corner of that 0.035 acre tract of land designated as PARCEL No. 25-WD and described in the deed to the Franklin County Commissioners, of record in Official Record 03437C06 Recorder's Office, Franklin County, Ohio:

Thence northwardly and westwardly crossing said 1.420 acre tract, with the easterly and northerly lines of said 0.035 acre tract, the following two (2) courses and distances:

1) N01° 40'43"E, a distance of 5.62 feet to a 3/4-inch (ID.) iron pipe set:

2) N77°37'00"W, a distance of 107.67 feet to a 3/4-inch (I.D.) iron pipe set in the westerly line of said 1.420 acre tract and at the northwesterly corner of said 0.035 acre tract, the same being in the easterly line of that 3.489 acre tract of land described in the deed to Jack D. Strader and Ruth F. Strader, of record in Deed Book 2403, Page 508, Recorder's Office, Franklin County, Ohio;

Thence N17°27'00"W with the westerly line of said 1.420 acre tract, the same being with the easterly line of said 3.489 acre tract, a distance of 241.51 feet to a 3/4-inch (I.D.) iron pipe at the

northwesterly corner of said 1.420 acre tract, said point being both, at the northeasterly corner said 3.489 acre tract and in the southerly boundary of Hayden Falls as the same is

delineated upon the recorded plat thereof and being of record in Plat Book 60, Page 73, 74, 75 and 76, Recorder's Office, Franklin County Ohio;

Thence S88°21'34"E, with the northerly line of said 1.420 acre tract, the same being with the southerly line of said Hayden Falls, a distance of 245.00 feet to a 3/4-inch (I.D.) iron pipe set at the northeasterly corner of said 1.420 acre tract, said point also being at the northwesterly corner of said 0.923 acre tract;

Thence S16°26'42"E, with the easterly line of said 1.420 acre tract, the same being with the westerly line of said 0.923 acre tract, a distance of 267.06 feet to the true point of beginning and containing 1.378 acres of land, more or less.

Subject to all right-of-ways, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in December of 2005.

The bearings given in the foregoing description are based on the bearing N88°22'43"W, for the centerline of Hayden Run Road as the same is shown in said Plat Book 49, Page 97, Recorder's Office, Franklin County, Ohio.

590-17331

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Fifteen (15) in SAWMILL RAVINE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 51, page 118, Recorder's Office, Franklin County, Ohio.

Containing 5.370+/- acres.

LIMITATION OVERLAY TEXT

Zoning District: L-C-4
Property Location: 3111 Hayden Road, Columbus, Ohio
Owner: Sawmill Athletic Club, LLC
Applicant: Sawmill Athletic Club, LLC
Date of Text: August 30, 2012
Application: 212-051

1. Introduction: The applicant seeks to rezone 5.370 +/- acres to L-C-4 for an existing health and exercise facility and neighboring parking lot. The subject site has been used for a health and exercise facility since 1980. However, the site is zoned PUD-8, which does not permit this use. The applicant is rezoning the site for the purpose of correcting the non-conforming use and expanding the uses available for the accessory building on site.

2. Permit Uses: Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

A. Density, Lot, and/or Setback Commitments.

1. The height district shall be H-35.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All parking lot lighting shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.

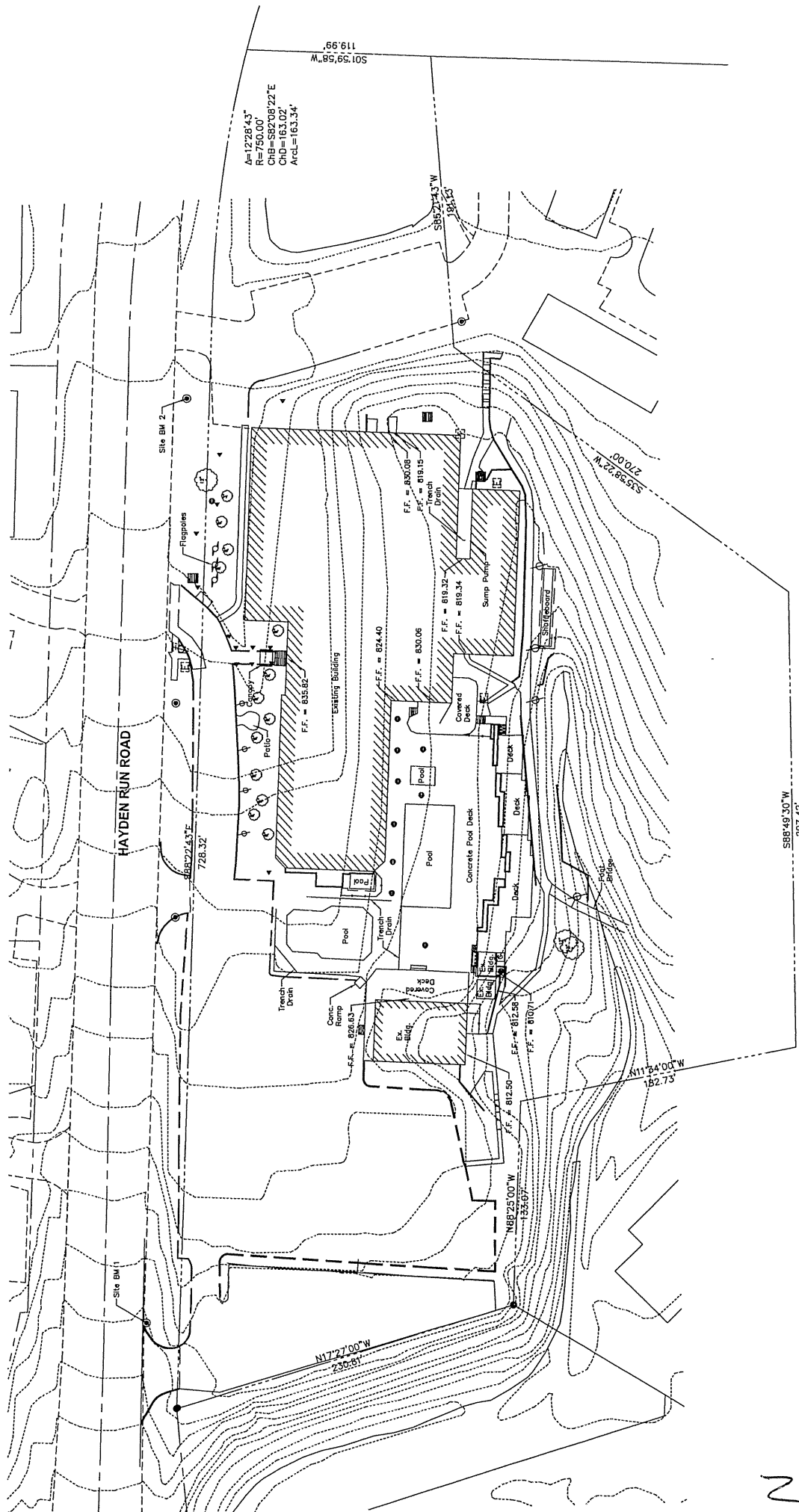
2. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.

F. Graphics and/or Signage Commitments.

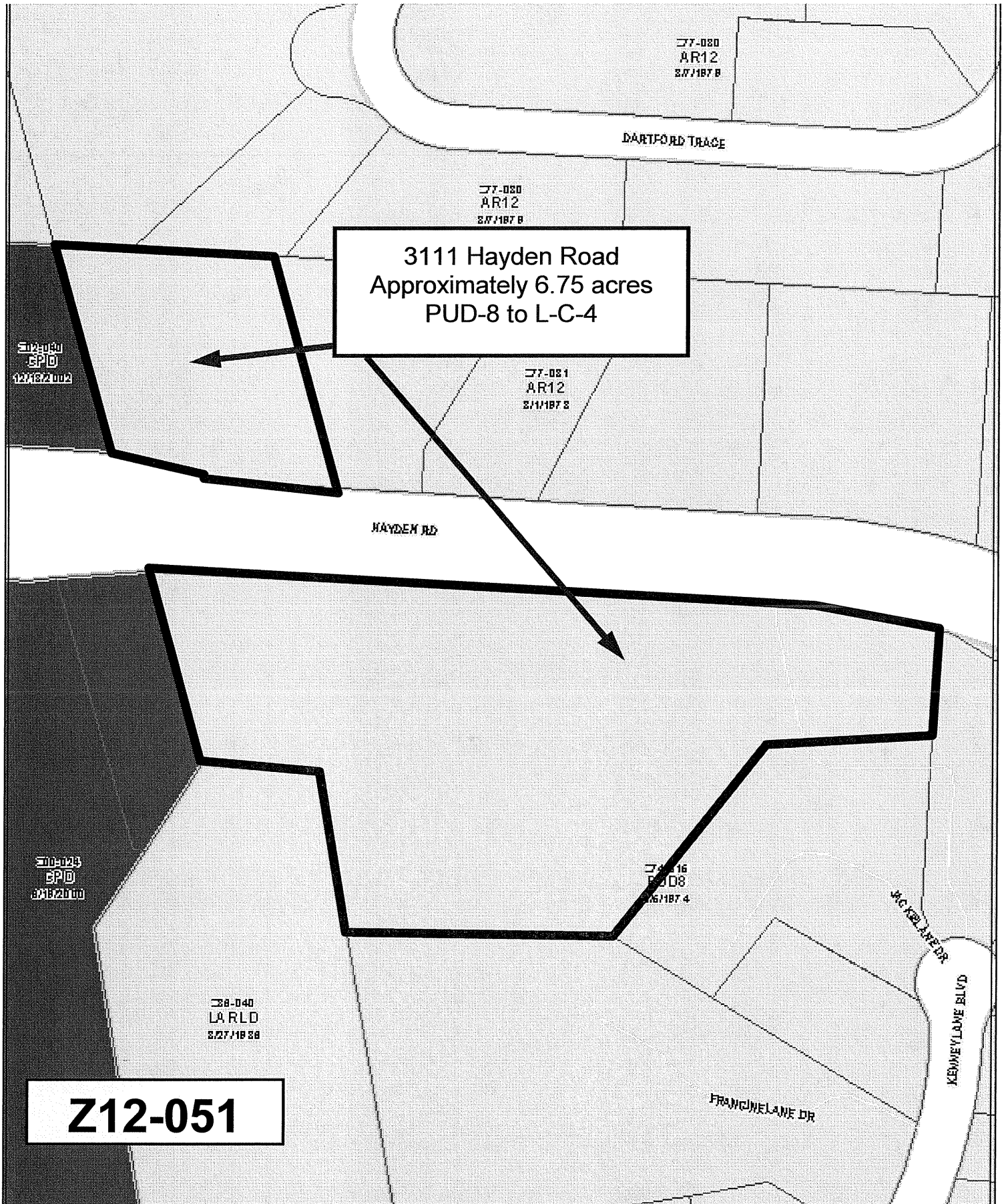
1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



212-051



3111 Hayden Road
Approximately 6.75 acres
PUD-8 to L-C-4

Z12-051

3111 Hayden Road
Approximately 6.75 acres
PUD-8 to L-C-4

Z12-051